



Order Filed on September 8, 2021
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

PARKER McCAY P.A.
BRIAN E. CAINE, ESQ.
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(856) 985-4059
Attorney for Pennsauken Township

In Re:

Jeffrey M Jones

Case No. 19-13219-JNP

Chapter 13

Judge: Jerrold N. Poslusny Jr.

**ORDER VACATING STAY AND CO-DEBTOR STAY
AS TO REAL PROPERTY**

The relief set forth on the following pages, numbered two (2) through two (2) are hereby
ORDERED.

DATED: September 8, 2021

A handwritten signature in black ink, appearing to read "Jerrold N. Poslusny, Jr.", written over a horizontal line.

Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

(Page 2)

Debtor: Jeffrey M Jones

Case No: 19-13219-JNP

Caption of Order: ORDER VACATING AUTOMATIC STAY AND CO-DEBTOR STAY AS TO REAL
PROPERTY

Upon the Certification of Default of Pennsauken Township, (“Movant”) seeking relief from the automatic stay under section 362 and section 1301 co-debtor stay as to certain real property as herein set forth, and for cause shown, it is hereby:

ORDERED that the automatic stay and co-debtor stay are vacated to permit the Movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the Movant’s rights in the following real property:

**1742 Springfield Ave, Pennsauken, NJ 08110
Lot 17, Block 711 – Pennsauken Township**

It is further ORDERED that the Movant may join the Debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

It is further ORDERED that the Movant may not take any actions to sell unpaid tax liens on the real property at a tax lien sale until January 1, 2022.

The Movant shall serve this order on the Debtor, Debtor’s attorney, any trustee and any other party who entered an appearance on the motion.

In re:
Jeffrey M Jones
Debtor

Case No. 19-13219-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1
Date Rcvd: Sep 08, 2021

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 10, 2021:

Recip ID	Recipient Name and Address
db	+ Jeffrey M Jones, 1742 Springfield Ave., Pennsauken, NJ 08110-2857

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 10, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 8, 2021 at the address(es) listed below:

Name	Email Address
Brian E Caine	on behalf of Creditor Pennsauken Township bcaine@parkermccay.com BKcourtnotices@parkermccay.com
Denise E. Carlon	on behalf of Creditor Medallion Bank dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Isabel C. Balboa	ecfmail@standingtrustee.com summarymail@standingtrustee.com
Isabel C. Balboa	on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com
Joseph J. Rogers	on behalf of Debtor Jeffrey M Jones jjresq@comcast.net jjrogers0507@gmail.com
Rebecca Ann Solarz	on behalf of Creditor Medallion Bank rsolarz@kmlawgroup.com

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User: admin

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Date Rcvd: Sep 08, 2021

Form ID: pdf903

Total Noticed: 1

Ronald S. Gellert

on behalf of Creditor KeyBank N.A. rgellert@gsbblaw.com, abrown@gsbblaw.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8